

BIDDING OPENS: Sept 10, 2022

BIDDING CLOSES: Sept 13, 2022



8219 Township Rd 490, Brazeau County

10.01 treed acres, home, shop, zoned AG Holdings

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337
780-834-6888 - Fairview Office

Real Estate Services by:

Moore's Agri-Trade Ltd
Breton, AB
780-898-0729



Highlights of Real Estate Auction Terms

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
4. It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including "Property Information Package" from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage **prior to bidding**.
5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
7. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. **Note: These contracts will not be subject to any buyer's conditions.**

****TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 5% up to a max of \$1,500 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	October 13, 2022
Deposit	\$ 20,000 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Included Goods	Table & chairs, island chairs, microwave hood fan, stove, fridge, dishwasher, washer, dryer, ceiling fans, all window coverings
Excluded Goods	
Conditions	There are no Buyer Conditions.
Additional Terms	<ul style="list-style-type: none">• The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.• No Real Property Report will be provided. Fences may or may not be on property lines

Copy of Purchase Contract is available - call 780-898-0729

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

8219 Township Rd 490



THE HOME:

1200 sq ft modular home built in 2006 with a 12'x15' heated, insulated 12x15 addition creating a total living space of 1380 sq ft.
3 bedrooms, 1 bath - 3 piece with shower
Home, addition and front covered deck are on screw pilings
Metal roof, vinyl siding, vinyl windows
Front covered deck

[Click here to view
3D Tour of Home](#)

UPGRADES

2 years ago: metal roof, insulated skirting,
6 years ago: toilet, bathroom vanity & shower

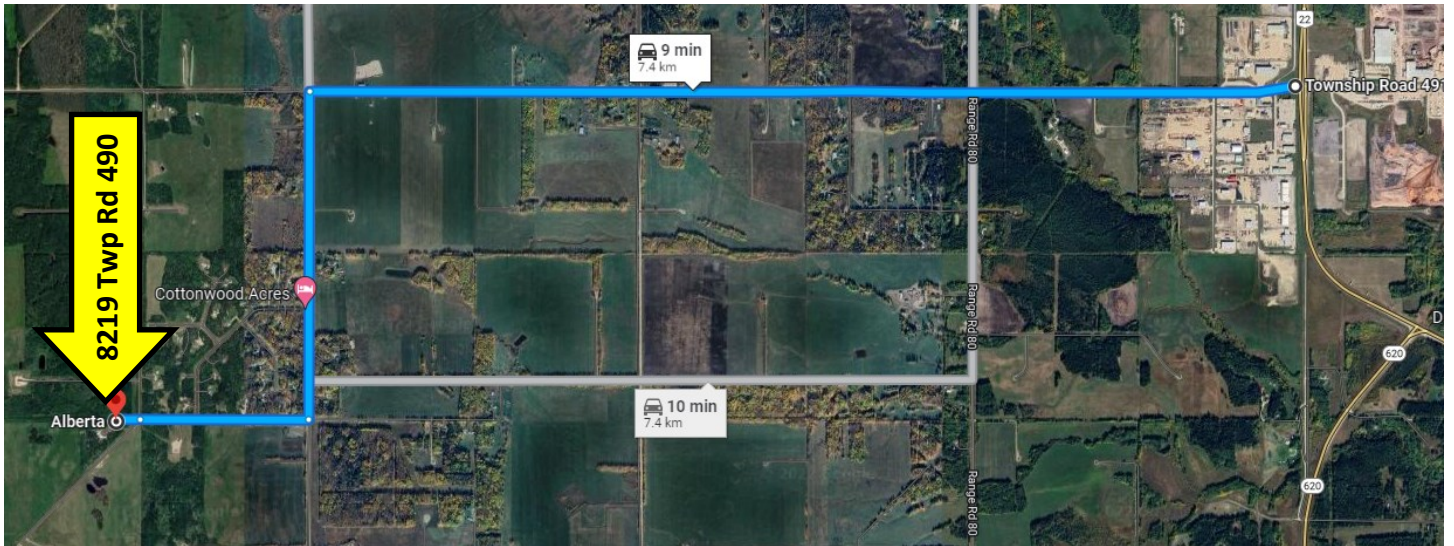
THE SHOP

30x32 shop, 12' high doors, 14' ceilings, concrete floor 6" thick, floor drain (drains straight out behind shop)
In-floor heat
Concrete floor has been plumbed for bathroom
Built in 2016

SERVICES:

Sewer: Tank & Open discharge
Natural Gas - forced air furnace
Drilled Well - see well report at back of this pdf file.
Power - underground from meter pole.

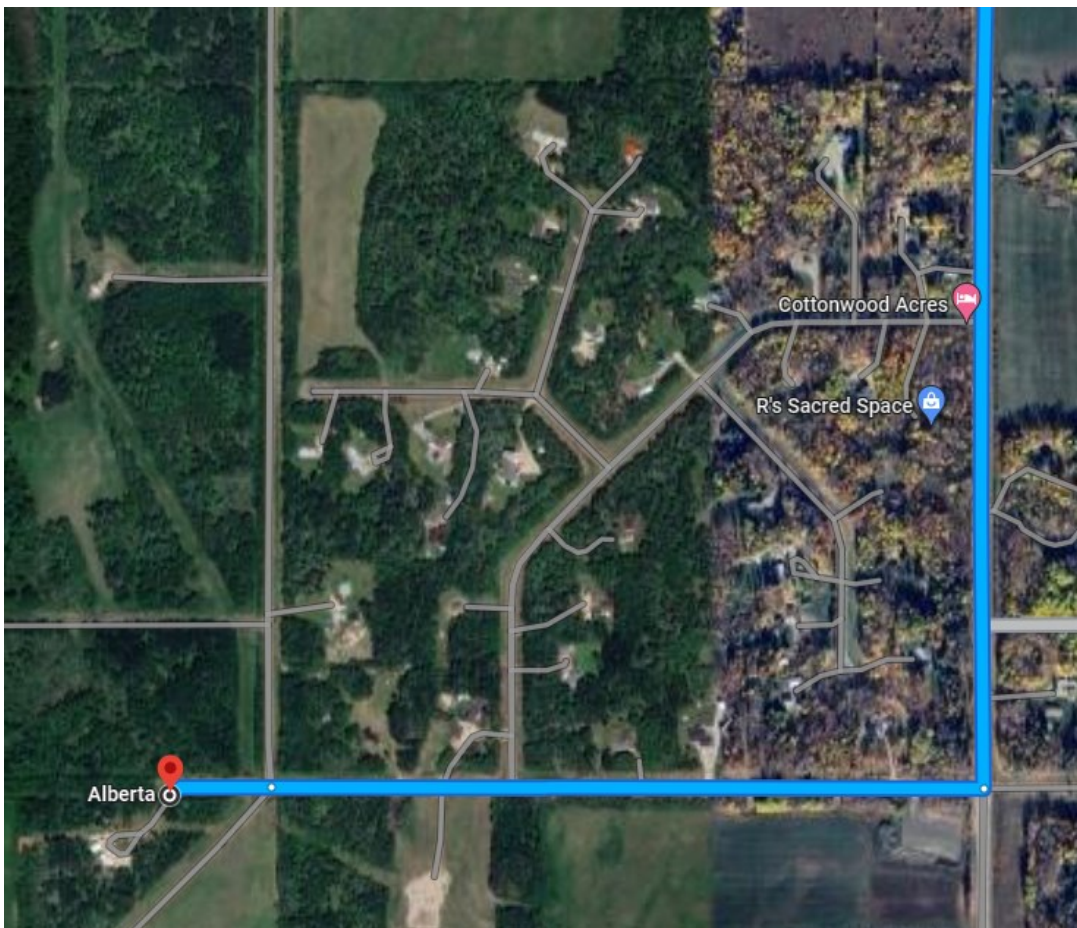
Location



DIRECTIONS:

From 50 St & Hwy 22 (McDonalds corner): go west 2 km on 50 St (Twp 492) to Range Road 82, turn left and go 3.2 km south to Twp Rd 490, turn right onto Twp 490 and go west 0.97 km to property

Or from Twp Rd 491 & Hwy 22 (UFA corner): go west 4.8 km to to Range Road 82, turn left and go 1.6 km south to Twp Rd 490, turn right onto Twp 490 and go west 0.97 km to property



AERIAL

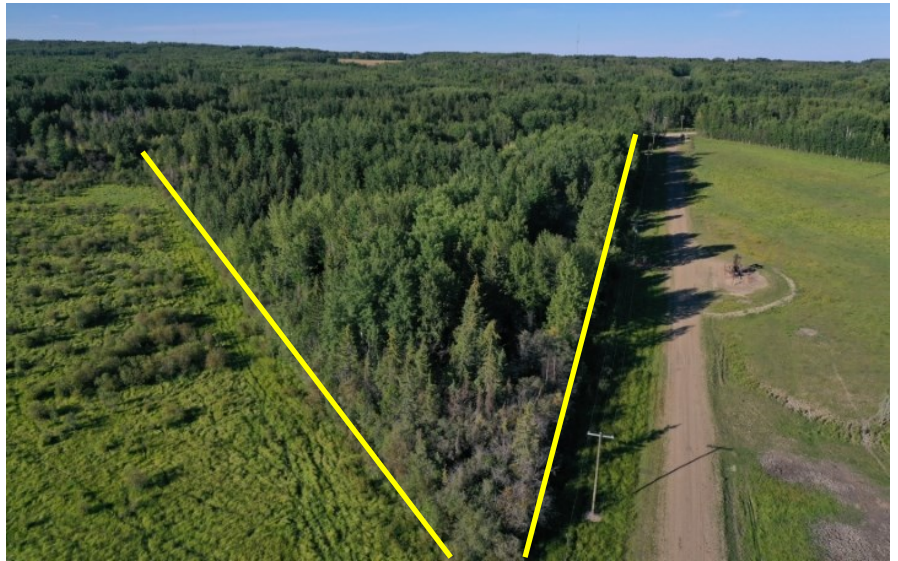


Municipal Address	8219 Twp Rd 490
Municipality	Brazeau County
Legal Description	Plan 9522690 Lot 1
Land Size	10.01 acres
Land Use Zoning	Ag Holdings
Property Taxes	\$1,924.87 (2022)
Deposit	\$20,000
Possession	October 13, 2022

8219 Township Rd 490



Yellow lines show approximate location of boundary. Bottom of photo is the south end of the property



Yellow lines show approximate location of boundary. Bottom of photo is the north east corner of the property

8219 Township Rd 490



- Home, addition and front covered deck are on screw pilings
- Upgrade: 2 years ago: metal roof, insulated skirting



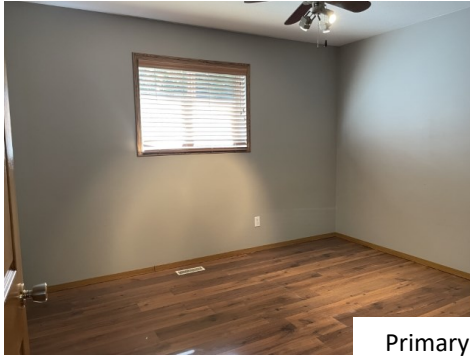
8219 Township Rd 490



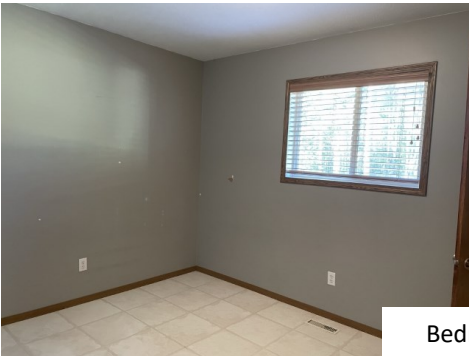
Pantry with light



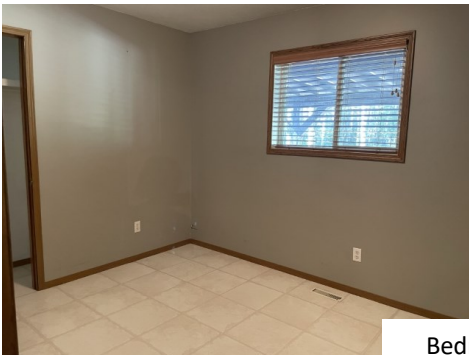
8219 Township Rd 490



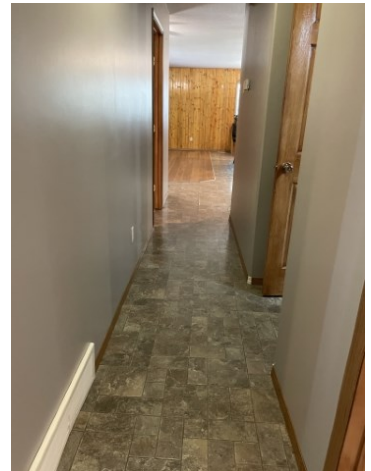
Primary Bedroom



Bedroom



Bedroom



Hallway



6 years ago
upgrade to
bathroom:
toilet,
bathroom vanity &
shower

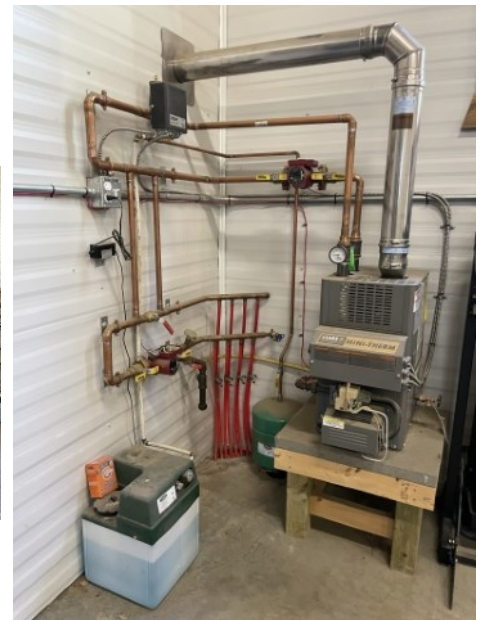
Linen closet in hallway outside the bathroom

8219 Township Rd 490



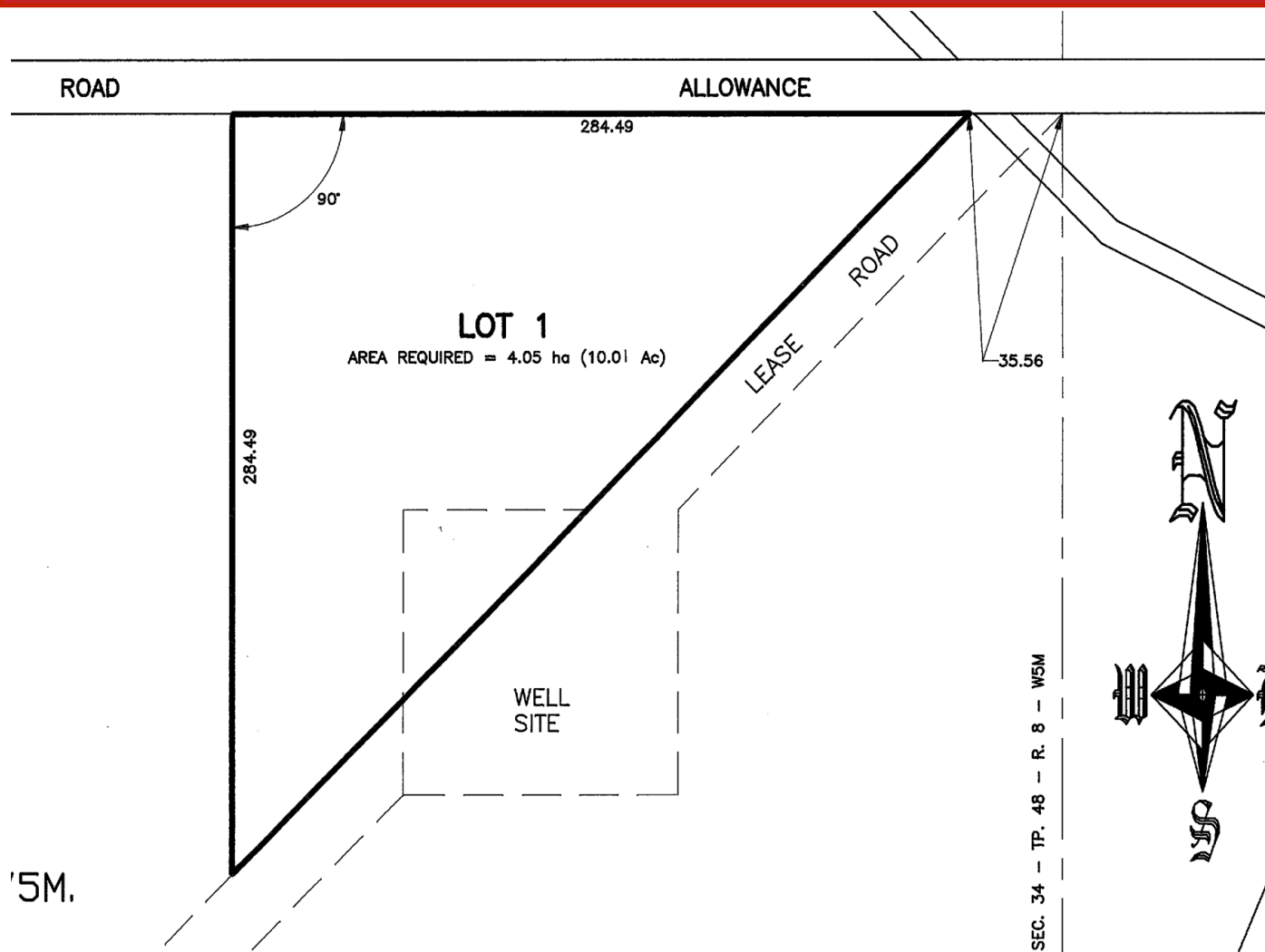
8219 Township Rd 490

30x32 shop



- 12' high doors with auto openers
- 14' ceilings,
- concrete floor 6" thick,
- floor drain (drains straight behind shop)
- In-floor heat
- Concrete floor has been plumbed for bathroom

8219 Township Rd 490 - SURVEY





Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1545751
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address			Town		Province		Country	Postal Code	
BAKER, BOB		P.O. BOX 32			LODGEPOLE		AB		CA	TOE 1KO	
Location		1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
NW		34	48	8	5						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from					Latitude 53.188700 Longitude -115.093000					Elevation ft	
ft from					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

Drilling Information	
Method of Drilling	Type of Work
Rotary	New Well
Proposed Well Use	
Domestic	

Formation Log			Measurement in Imperial		
Depth from ground level (ft)	Water Bearing	Lithology Description			
23.00		Brown Clay & Rocks			
79.00		Gray Clay & Rocks			
90.00		Gray Sandy Shale			
96.00		Light Gray Shale			
119.00		Gray Medium Grained Sandstone			
128.00		Gray Shale			
134.00		Green Shale			
141.00		Gray Fine Grained Sandstone			
160.00		Gray Coarse Grained Sandstone			
170.00		Gray Sandy Shale			
191.00		Gray Medium Grained Sandstone			
198.00		Gray Sandy Shale			

Yield Test Summary			Measurement in Imperial		
Recommended Pump Rate 15.00 igpm					
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)			
2006/07/07	30.00	77.00			

Well Completion			Measurement in Imperial		
Total Depth Drilled	Finished Well Depth	Start Date	End Date		
198.00 ft		2006/07/07	2006/07/07		
Borehole					
Diameter (in)	From (ft)	To (ft)			
6.75	0.00	198.00			
Surface Casing (if applicable)			Well Casing/Liner		
Plastic			Plastic		
Size OD : 5.50 in			Size OD : 4.50 in		
Wall Thickness : 0.375 in			Wall Thickness : 0.237 in		
Bottom at : 168.00 ft			Top at : 158.00 ft		
			Bottom at : 198.00 ft		
Perforations					
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)	
170.00	198.00	0.250		12.00	
Perforated by Machine					
Annular Seal Driven & Bentonite					
Placed from 0.00 ft to 168.00 ft					
Amount					
Other Seals					
Type			At (ft)		
Screen Type					
Size OD : in					
From (ft)	To (ft)	Slot Size (in)			
Attachment					
Top Fittings			Bottom Fittings		
Pack					
Type Unknown			Grain Size		
Amount Unknown					

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
JONATHAN GILBERT	4708NQ
Company Name	Copy of Well report provided to owner
MORRILL'S WATER WELL DRILLING LTD.	Date approval holder signed



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 1545751
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address			Town		Province		Country	Postal Code	
BAKER, BOB		P.O. BOX 32			LODGEPOLE		AB		CA	TOE 1KO	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NW	34	48	8	5						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from					Latitude 53.188700 Longitude -115.093000					Elevation ft	
ft from					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level 24.00 in											
Is Artesian Flow										Is Flow Control Installed	
Rate igpm										Describe	
Recommended Pump Rate 15.00 igpm										Pump Installed Yes	
Recommended Pump Intake Depth (From TOC) 140.00 ft										Depth ft	
										Type SUB	
										Make GOULDS 230V	
										H.P. .5	
										Model (Output Rating)	
Did you Encounter Saline Water (>4000 ppm TDS)										Depth ft	
Gas										Depth ft	
Remedial Action Taken										Well Disinfected Upon Completion	
										Geophysical Log Taken	
										Submitted to ESRD	
Additional Comments on Well										Sample Collected for Potability	
BOREHOLE DIAMETER ALSO 4.75" FOR LINER, 4. 128 ALSO SANDSTONE STRINGERS.										Submitted to ESRD	

Yield Test			Taken From Ground Level		Measurement in Imperial	
			Depth to water level			
Test Date	Start Time	Static Water Level	Pumping (ft)	Elapsed Time	Recovery (ft)	
2006/07/07	12:00 AM	77.00 ft		Minutes:Sec		
Method of Water Removal			77.00	0:00	198.00	
Type Air				1:00	77.50	
Removal Rate 30.00 igpm				2:00	77.20	
Depth Withdrawn From 198.00 ft				3:00	77.10	
				4:00	77.00	
				5:00	77.00	
				6:00	77.00	
If water removal period was < 2 hours, explain why			198.00	120:00	77.00	

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
JONATHAN GILBERT	4708NQ
Company Name	Copy of Well report provided to owner
MORRILL'S WATER WELL DRILLING LTD.	Date approval holder signed

TEAM AUCTIONS

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Southern Alberta – Taber, AB

93080 RGE RD 182 Cranford, AB

Phone: (403) 634-4189

British Columbia – Kelowna, BC

Kelowna, BC

Phone: (250) 784-5504

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